

May 3, 2007

Mr. William J. Mueller,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 07-14 422 E. Washington Blvd.**

Dear President and Trustees:

Your Plan Commission submits for your consideration its recommendation on the above referenced petition. The petitioner requests a Minor Plat of Resubdivision to include a variation from the Zoning Ordinance to reduce the minimum lot width in an R2 Single-Family Residence District from sixty feet (60') to forty four feet (44').

The Plan Commission conducted a public hearing on April 16, 2007. The petitioner, Thomas Breen, 619 S. Addison Rd., Addison, IL, attorney for the prospective property owner, stated the request. Mr. Breen stated that the variation only pertains to lot width. He noted that the only change that would occur is that the owner would have the legal right to rebuild a new residence on the property if the existing residence was damaged or destroyed. The existing residence was constructed in the 1920s on the lot. He stated that as of right now, there is no intent to redevelop the property. His client only seeks approval of the relief so that he can purchase the property and be a resident of the Village. Mr. Breen then reviewed and concurred with staff's findings and noted how the petitioner meets the standards for variations as noted in the staff report. He stated that additional land abutting the lot cannot be acquired by the petitioner as it would create the need for zoning relief on the adjacent lots. Based on these facts, he requested the Plan Commission's favorable recommendation to the Board of Trustees.

Chairperson Ryan asked if there was anyone who wished to speak either for or against the petition.

Paul Wisner, 445 E. Washington, asked if the house and property are going to be kept as is. Mr. Breen stated that the property owner has no intent to redevelop the property but without the variation he would not have the legal right to rebuild. He also noted that the property owner is not developer, just a homeowner.

Chairperson Ryan then requested the staff report. Mr. Heniff then presented the staff report which was submitted to the public record in its entirety. He stated that the main reason for the variation is to provide relief if in the event of a catastrophe whereas the property were to be destroyed more than 50 percent, they could legally rebuild. Staff recommends approval subject to the one condition.

Chairperson Ryan then opened the meeting for discussion among the Plan Commission members. Commissioner Burke stated that while it is the petitioner's intent to have this variance approved so he can rebuild, we are enabling the petitioner to redevelop the property. Mr. Heniff stated that if approved, they can demolish their house and build a new one if they so desired. The zoning relief would grant the petitioner the same property rights provided to most other residential property owners. He noted that a new structure would still have to meet the setback requirements, even with the reduced lot width. Commissioner Burke stated that he is concerned about it being redeveloped because those structures on a 44 foot wide lot does not fit within the neighborhood. Mr. Heniff mentioned that without the relief, if the property were to be damaged or destroyed, it would have to be left as a vacant lot. Mr. Breen mentioned that there are other lots in the area that are substandard.

After due consideration of the petition and the testimony presented, the Plan Commission found that the requested relief does comply with the standards of the Lombard Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities, approval of PC 07-14, subject to the following condition:

1. The variation to the minimum lot width requirements is granted based upon the submitted plat of resubdivision of the subject property, prepared by Gentile & Associates, dated March 9, 2007 and submitted as part of this request.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

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